

**MINUTES**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Regular Meeting – August 8, 2008**  
**DPLU Hearing Room, 9:00 a.m.**

The meeting convened at 9:05 a.m., recessed at 10:29 a.m., reconvened at 10:55 a.m. and adjourned at 11:54 a.m.

**A. ROLL CALL**

**Commissioners Present:** Beck, Brooks, Day, Kreitzer, Woods

**Commissioners Absent:** Pallinger, Riess

**Advisors Present:** Taylor (OCC)

**Staff Present:** Baca, Gibson, Giffen, Murphy, Rosenberg, Rowan, Jones (recording secretary)

**B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of July 27, 2008.**

**Action:** Day - Kreitzer

Approve the Minutes of July 27, 2008.

Ayes: 5 - Beck, Brooks, Day, Kreitzer, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 2 - Pallinger, Riess

**C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.**

Robert Patten, Eleanor Filkins, Ben Munger, Lucy Christy, Henry Hunter, Wes Truesdale and Judy Jacott express their concerns about the proposed Casa de Ampara project (to be considered by the Planning Commission at a future hearing). They insist that the proposal is inconsistent with the character of the Rainbow community, and maintain that it will exacerbate an existing traffic circulation problem.

**D. Announcement of Handouts Related to Today's Agenda Items**

**E. Formation of Consent Calendar: Item 2 (TM 5047TE, removal from the Agenda)**

**PAA 07-004, Agenda Item 1:**

**1. Magnolia Courts Plan Amendment Authorization (PAA 07-004), Lake-side Community Plan Area**

Request by the property owner, pursuant to Board of Supervisors Policy I-63, that the Planning Commission initiate a General Plan Amendment (GPA) for 5.19 acres of land at 9317 Lake Jennings Park Road in the Lakeside Community Plan Area. According to Policy I-63, amendments to the General Plan should only be undertaken when authorized by the Planning Director, Planning Commission or Board of Supervisors. If the Planning Director determines not to initiate an amendment, the requestor may present the request first to the Planning Commission and then to the Board of Supervisors. In this case, the Planning Director issued a decision not to initiate the GPA because it is not consistent with the County's General Plan Update. The applicant proposes to change the General Plan Land Use Designation from the existing (5) Residential to (6) Residential. The current Land Use Designation has a maximum density allowance of 4.3 dwelling units per acre; the proposed Land Use Designation allows a density of 7.3 dwelling units per acre.

**Staff Presentation:** Rosenberg, Rowan

**Proponents:** 3; **Opponents:** 1

**Discussion:**

The Planning Group voted unanimously to not oppose this request; however, Staff recommends denial because of its inconsistency with the General Plan Update. The Planning Group chairman explains that DPLU approved a PAA for this property in 2003 that would have resulted in C34 zoning, up to 50 residential units and commercial development. He believes today's request is much more appropriate for the area, and explains that the applicant proposes scaling down the commercial component and reducing the number of residential units. Staff clarifies that the approved PAA was never acted on due to the former property owner's awareness of the Planning Group's lack of support for his proposal. The previous PAA could still move forward, but the proposal would have to overcome substantial hurdles.

The applicant and his representatives inform the Planning Commission that they have worked closely with the Planning Group and neighboring property owners to develop this proposal. The applicant attempted to remove the commercial component from the PAA as it became apparent that community residents didn't support it. However, the PAA cannot be amended; removal of the commercial use will require a new PAA application.

**PAA 07-004, Agenda Item 1:**

Commissioner Brooks is appreciative of the applicant's efforts with respect to project design, but explains that the proposal is inconsistent with what the Planning Commission recommended following numerous General Plan Update meetings. Commissioner Beck concurs. Commissioner Day cannot recall this parcel being discussed during the GP 2020 hearings and field trips, and the applicant points out that the previous property owner never participated in the hearings. Commissioner Day supports the community's recommendations that the commercial use be eliminated, and supports approval of the requested PAA.

**Action:** Beck – Brooks

Deny PAA 07-004 and the request to initiate a General Plan Amendment.

**Discussion of the Action:**

Commissioner Beck reminds the applicant that the recommended zoning for this property has remained consistent in every land-use map alternative, and cautions the applicant that amending or making changes to the General Plan cannot be based on how a parcel "pencils in".

Ayes:	4 -	Beck, Brooks, Kreitzer, Woods
Noes:	1 -	Day
Abstain:	0 -	None
Absent:	2 -	Pallinger, Riess

**TM 5047TE, Agenda Item 2:**

**2. Live Oak Ranch, Tentative Map (TM) 5047 Time Extension, Valley Center Community Plan Area**

**Requested Tentative Map Time Extension to extend the expiration date for TM 5047. The project site is within the Live Oak Ranch Specific Plan Area of Valley Center, and is subject to the Estate Development Area (EDA) Regional Category. The site is zoned S88, Specific Planning Area.**

**Staff Presentation:** Slovick

**Proponents:** 0; **Opponents:** 0

Staff requests that this Item be removed from today's Agenda, due to the approval of Senate Bill 1185, which automatically extends the expiration date of an approved Tentative Map for one year. This Senate Bill was approved on July 15, 2008, and has resulted in no extension being required at this time for TM 5047.

**Action:** Kreitzer – Brooks

Remove TM 5047TE from today's Agenda.

Ayes:	5 -	Beck, Brooks, Day, Kreitzer, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Pallinger, Riess

**Administrative:****F. Director's Report:**

- County of San Diego's Vegetation Management Plan Proposal

**Proponents:** 0; **Opponents:** 6

Several members of the audience, including representatives of the Audubon Society, the Endangered Habitats League, the Conservation Biology Institute, the California Chaparral Institute and the San Dieguito River Valley Conservancy, express great reservation about the proposed Vegetation Management Plan. They insist that a comprehensive plan developed by experts in science and fire management be prepared. This plan should emphasize methods for creating defensible spaces, construction utilizing fire-resistant materials, educating community residents and members of the public, and improved evacuation routes and shelters. They inform the Commission that prescribed burns are greatly discouraged by the scientific and environmental resource protection communities, and remind them that native plants like chaparral are being replaced by highly flammable non-native plants due to the frequency of fires.

The Planning Commissioners agree with most of the comments made by audience members, particularly with respect to the lack of support for prescribed/controlled burns. They acknowledge that an early action plan is needed to address immediate concerns as the fire season approaches, but also strongly recommend that a comprehensive plan be developed. Commissioners Woods and Beck recommend that a representative from the Planning Commission be placed on the Forest Area Safety Taskforce (FAST) - the committee formed to draft the County's Vegetation Management Plan proposal - to assist in developing a comprehensive management Plan.

Commissioner Beck supports the consensus that downed power lines are the primary cause of the County's 2007 firestorms, and that wind-driven embers are the primary cause of lost lives and homes during fires. Commissioner Beck also points out that the County has purchased thousands of acres of undeveloped land for preservation, but hasn't provided funding or plans for managing that land. These are a few of the many important issues he believes must be addressed in the comprehensive management plan. Commissioner Brooks concurs with Commissioner Beck's comments. He also recommends undergrounding power lines. Commissioner Day is reluctant, at this time, to take on the utility companies but he, too, believes a comprehensive plan should be

**PAA 07-004, Agenda Item 1:**

developed. This should include revising the County's building and fire codes, requiring fire-resistant construction materials, requiring improved project designs utilizing concepts such as extended clearing and shelter-in-place, and requiring improvements to existing single-family homes to make them more fire resistant.

**Action:** Beck – Kreitzer

Staff is to prepare draft a letter from the Planning Commission to the Board of Supervisors detailing the concerns raised during today's discussion, and provide this letter to the Planning Commission for review at their August 22, 2008 meeting. Staff is also to provide the Board of Supervisors' Land Use Aides with audio copies of today's discussion.

Ayes:	5 -	Beck, Brooks, Day, Kreitzer, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Pallinger, Riess

**G. Report on actions of Planning Commission's Subcommittees:**

None.

**H. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**

No Board of Supervisors meetings are scheduled prior to the Planning Commission's

**I. Discussion of correspondence received by the Planning Commission:**

None.

**J. Scheduled Meetings:**

August 22, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 5, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 19, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room

**PAA 07-004, Agenda Item 1:**

October 3, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 17, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 31, 2008	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
November 7, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 21, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 5, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 19, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 11:54 A.m. to 9:00 a.m. on August 22, 2008 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.